

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>00-335</u>	<u>147 BIRD ROAD DEVELOPMENT, INC.</u>
<u>01-201</u>	<u>THE STEFANO GROUP, INC.</u>
<u>01-309</u>	<u>RAMON & DALIA SANTACRUZ</u>
<u>01-358</u>	<u>SARLABOUS FAMILY TRUST</u>
<u>01-407</u>	<u>FLORIDA POWER & LIGHT CO.</u>
<u>01-410</u>	<u>FAUSTO SANGUILY</u>
<u>02-010</u>	<u>JESUS & GRISEL LEON</u>
<u>02-065</u>	<u>2002 INVESTMENTS, INC.</u>
<u>02-191</u>	<u>SEMFRA, INC. & EDGE PROPERTY HOLDINGS LTD.</u>
<u>02-231</u>	<u>VALENTIN CASTRO & MARIBEL LACAYO</u>
<u>02-240</u>	<u>IMPERIAL TRADING CORP.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/8/02 TO THIS DATE:

HEARING NO. 02-4-CZ10-3 (01-410)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: FAUSTO SANGUILY

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit an existing addition and covered terrace to a townhouse to setback a minimum of 2.8' (20' required) from the rear (west) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a 7' high wall (6' permitted) enclosing a portion of the outdoor living area.

Plans are on file and may be examined in the Zoning Department entitled "Existing Addition to Two Story Residence – Violation," as prepared by Eduardo Lopez, Architect & Planner, dated stamped received on 12/6/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 23, Block 1 of KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11245 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.12 Acre

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/8/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-2 (01-201)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: THE STEFANO GROUP, INC.

NON-USE VARIANCE OF SIGN REGULATIONS limiting the size and number of signs in a shopping center to one 300 sq. ft. or two 200 sq. ft. signs; to waive same to permit a third detached sign of 216 sq. ft. (two detached signs existing).

A plan is on file and may be examined in the Zoning Department entitled "The Stefano Commercial Center," as prepared by an unknown preparer, dated stamped received 6/7/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", less the south 182' thereof of B. P. OIL TRACT, Plat book 142, Page 74.

LOCATION: 3802 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.21 Acres

PRESENT ZONING: BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/17/02 TO THIS DATE:

HEARING NO. 02-9-CZ10-1 (01-306)

10-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: FLORIDA POWER INVESTMENTS, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: The south ½ of Tract 7, J.G. HEAD'S FARMS SUBDIVISION, Plat book 46, Page 44; F/K/A: The south ½ of the north ½ of the SW ¼ of the SW ¼ of the NW ¼ in Section 10, Township 54 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 147 Avenue and theoretical S.W. 17 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

AU (Agricultural - Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/8/02 TO THIS DATE:

HEARING NO. 02-2-CZ10-1 (01-309)

2-54-40
Council Area 10
Comm. Dist. 12

APPLICANTS: RAMON & DALIA SANTACRUZ

- (1) RU-2 to RU-5A
- (2) SPECIAL EXCEPTION to permit site plan approval for a semi-professional office development.
- (3) NON-USE VARIANCE OF LANDSCAPING REGULATIONS to permit a landscaped strip varying in width from 2.5' to 5' (7' wide required) where a parking lot abuts rights-of-way to the north and west, and residentially zoned properties to the south and east.
- (4) NON-USE VARIANCE OF LANDSCAPING REQUIREMENTS to permit 3 lot trees (4 required), zero street trees (5 required) and 18 shrubs (90 required).
- (5) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit a lot area of 5,640 sq. ft. (10,000 sq. ft. required).
- (6) NON-USE VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit a lot with a frontage of 60' (75' required).
- (7) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback of 6' (15' required) from the interior side (east) property line.
- (8) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall to be erected along all interior and rear property lines; to waive same along the interior side (east) and rear (south) property lines.
- (9) NON-USE VARIANCE OF ZONING REGULATIONS requiring West Flagler Street (a half section line road) to be 100' in width; to vary same to permit a right-of-way width of 42.5' (50' required) on the south side of West Flagler Street.

A plan is on file and may be examined in the Zoning Department entitled "Proposed Zoning Change for Mr. Ramon Santacruz," as prepared by Oscar S. Benitez, Architect," dated 9/5/01 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 101.5' of the west 60' of Tract 3, CORRECTED PLAT OF FLAGAMI 2ND ADDITION, Plat book 34, Page 15 in Section 2, Township 54 South, Range 40 East; A/K/A: Lots 7 & 8, Block 3, per Plat book 17, Page 23, less the north 7.5' and less the external area of curve in the N.W. corridor.

LOCATION: 7590 W. Flagler Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 94'

RU-2 (Two Family Residential)

RU-5A (Semi-professional Offices 10,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/8/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-1 (00-335)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 147 BIRD ROAD DEVELOPMENT, INC.

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) MODIFICATION of Condition #2 of Resolution #CZAB10-2-99, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eckerds/Q Sports,' as prepared by Zamora & Associates, dated last revised 10/15/98, consisting of 3 sheets, along with plans entitled 'Eckerd/Q Sports,' as prepared by Puig & Martinez, dated last revised 10/15/98, along with a plan entitled 'Boundary Survey,' as prepared by Ford, Armenteros & Manucy, Inc., dated last revised 7/29/98, along with plans entitled 'Eckerd/Q Sports,' as prepared by Tagliarini Architectural Group, P.A., dated 10/16/97, consisting of 2 sheets and plans entitled 'Q The Sports Club,' as prepared by Cedarwood Architectural, Inc., dated 6/10/98, consisting of 4 sheets, and for a total of 11 sheets, except as herein modified to provide a 5' high decorative masonry wall along the north property line."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '147 Bird Road Properties,' as prepared by Zamora & Associates, Inc., dated 11/12/01 and consisting of 15 sheets."

- (3) MODIFICATION of paragraph #4 of the Declaration of Restrictions, a covenant running with the land, recorded in Official Record Book 18475, Pages 1701 through 1704, only as it applies to the subject property as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eckerd/Q Sports,' as prepared by Zamora & Associates, Inc., dated last revised 10-15-98, consisting of 3 sheets, along with a plan entitled 'Eckerd/Q Sports,' as prepared by Puig & Martinez, dated last revised 10-15-98, along with a plan entitled 'Boundary Survey,' as prepared by Ford, Armenteros & Manucy, Inc., dated last revised 7-29-98, along with plans entitled 'Q The Sports Club,' as prepared by Tagliarini Architectural Group, P. A., dated 10-16-97, consisting of 2 sheets, and plans entitled 'Q The Sports Club,' as prepared by Cedarwood Architectural, Inc., dated last revised 10-9-98, consisting of 4 sheets, for a total of 11 sheets, except as herein modified to provide a 5' high decorative masonry wall along the north property line."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '147 Bird Road Properties,' as prepared by Zamora & Associates, Inc., dated 11-12-01 and consisting of 15 sheets."

CONTINUED ON PAGE TWO

HEARING NO. 02-5-CZ10-1 (00-335)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 147 BIRD ROAD DEVELOPMENT, INC.

PAGE TWO

The purpose of this request is to allow the applicant to submit new plans showing commercial uses (retail and self-service storage units) for this property.

- (4) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high masonry wall along the property line of a business lot where it abuts a residential district; to waive the same along of the interior side (west) property line.
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a self-service storage building to setback 5' (15' required) from the interior side (west) property line.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B" of BIRD ROAD PROPERTIES, Plat book 156, Page 20 in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 42nd Street (Bird Road) and theoretical S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.63 Acres

PRESENT ZONING: BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/8/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-3 (01-407)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: FLORIDA POWER & LIGHT CO.

- (1) UNUSUAL USE to permit an electrical distribution substation
- (2) MODIFICATION of Condition #2 of Resolution 4-ZAB-232-93, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Southwest Service Center Florida Power & Light,' as prepared by Mark Dowst & Associates, Inc. and dated 1/15/93."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Southwest Substation Site Plan,' as prepared by ICAD, dated 2/6/02 and consisting of 4 sheets."

The purpose of the request is to permit the applicant to submit a revised plan showing an electrical distribution substation.

- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback varying from 13.04' to 15.18' (20' required) from the front (west) property line.
- (4) NON-USE VARIANCE OF LANDSCAPING REGULATIONS requiring an 8' wide greenbelt adjacent to the front (S.W. 70th Avenue) property line; to waive same.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 through 32, inclusive, of Block 77, of the AMENDED PLAT OF CENTRAL MIAMI, PART THREE COMMERCIAL SECTION, Plat book 25, Page 42; TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: The south ½ of the S.W. 37th Street Right-of-Way, that lies north of and adjacent to the north line of Lot 1, of said Block 77, bounded on the west by the west line of said Lot 1 extended to the north and bounded on the east by the east line of said Lot 1, extended to the north.

LOCATION: 3925 S.W. 70 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.95 Acres

PRESENT ZONING: IU-1 (Industry – Light)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/8/02 TO THIS DATE:

HEARING NO. 02-6-CZ10-2 (02-65)

15-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 2002 INVESTMENTS, INC.

AU & EU-1 to RU-1(M)(b)

SUBJECT PROPERTY: PARCEL "#C-21": That portion of a tract in the plat of J.G. HEAD'S FARMS, Plat book 46, Page 44, and more particularly described as follows: The east ½ of Tract 14A lying in Section 15, Township 54 South, Range 39 East, as shown on the aforementioned plat of J. G. HEAD'S FARMS, reserving for road purposes, the north 15' thereof and the east 35' and the south 25' thereof.

LOCATION: The Southwest corner of S.W. 26 Street (Coral Way) & theoretical S.W. 142 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.74 Acres

AU (Agricultural – Residential)
EU-1 (Estates 1 Family 1 Acre Gross)
RU-1(M)(b) (Modified Single Family 6,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/8/02 TO THIS DATE:

HEARING NO. 02-4-CZ10-4 (02-10)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: JESUS & GRISEL LEON

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing townhouse residence to setback 8.11' (20' required) from the rear (south) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a patio area of 235 sq. ft. (500 sq. ft. required).

A plan is on file and may be examined in the Zoning Department entitled "Grisel & Jesus Leon," as prepared by Wilkin-Medina & Assoc., dated 12/2001 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 2, KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11224 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 89.83' x 30'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/8/02 TO THIS DATE:

HEARING NO. 02-3-CZ10-2 (01-358)

10-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: SARLABOUS FAMILY TRUST

- (1) MODIFICATION of Condition #2 of Resolution Z-227-87, passed and adopted by the Board of County Commissioners, and further modified by Resolution 5ZAB-56-95, passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Covered Walkway for the Sarlabous,' as prepared by Gilberto E. Mojica, P.E., dated received 8/3/94 and consisting of 4 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed New Addition for the Sarlabous,' as prepared by E. C. & Assocs., Inc. consisting of 2 sheets; Sheet 1 dated 1/22/02 and Sheet 2 dated 11/5/01."

- (2) MODIFICATION of Condition #4 of Resolution 5ZAB-56-95, passed and adopted by the Zoning Appeals Board and further modified by Resolution 5ZAB-1-96, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "4. That the use shall be limited to a maximum of 22 residents, with fifteen (sic) (13) residents situated within the larger residence (#7930) with a maximum of 9 residents in the second residence (#1061)."

TO: "4. That the use be approved for and be restricted to a maximum of 24 clients."

The purpose of these requests is to permit the applicant to submit new site plans indicating the proposed game room/sitting room addition for a previously approved home for the aged and to increase the number of resident clients from 22 to 24.

- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed addition setback a minimum of 7.5' (50' required; 25' previously approved) from the rear (east) property line.
- (4) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit a CBS building (laundry room) spaced 2' (10' required) from a covered walkway.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking from backing out onto an adjacent street; to waive same to permit parking spaces to back out onto S.W. 79th Court.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 6 & 7, Block 5, FONTAINBLUE GARDENS, Plat book 65, Page 8.

LOCATION: 7930 S.W. 11 Street & 1061 S.W. 79 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.566 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: SEMFRA, INC. & EDGE PROPERTY HOLDINGS LTD.

GU to IU-C

SUBJECT PROPERTY: A. The west 165' of the east 1,330' of the south 330' of the north 660' of the G. L. #3, lying between Townships 53 South and 54 South, Range 39 East, the south 25' thereof is subject to an easement for ingress and egress. AND: B. A tract of land being a portion of G. L. #3, lying between Townships 53 South and 54 South, Range 39 East, and being more particularly described as follows:

Commence at the Northeast corner of G. L. #3, between Townships 53 South and 54 South, Range 39 East; thence run N88°54'40"W along the N/ly boundary of said G. L. #3 for a distance of 965' to the Point of beginning of the herein described parcel of land; thence continue N88°54'40"W along the N/ly boundary of said G. L. #3 for a distance of 495' to a point; thence run S1°15'50"W along a line parallel to and 1,460' west of the E/ly line of said G. L. #3, for a distance of 660' to a point; thence run S88°54'40"E along a line parallel to and 660' south of the N/ly line of said G. L. #3 for a distance of 330' to a point; thence run N1°15'50"E along a line parallel to and 1,130' west of the E/ly line of G. L. #3 for a distance of 330' to a point; thence run S88°54'40"E along a line parallel to and 330' south to the N/ly line of said G. L. #3 for a distance of 165' to a point; thence run N1°15'50"E along a line parallel to and 965' west of the E/ly line of said G. L. #3 for a distance of 330' to the Point of beginning; subject to the south 25' of the west 330' thereof reserved for ingress/egress purposes. AND: C. The west 330' of the east 965' of the south 330' on the north 660' of excess G. L. #3, lying between Townships 53 and 54 South, Range 39 East, subject to an easement over the south 25' of the property for ingress and egress. AND: D. The north 330' of the west 495' of the east 635' of G. L. #3, lying between Townships 53 and 54 South, Range 39 East, subject to the road easement over the south 25' thereof, and the south 330' of the north 660' of the west 330' of the east 470' of G. L. #3, lying between Townships 53 and 54 South, Range 39 East, subject to the road easement over the north 25' thereof; Official Record Book 16248, Page 0385.

LOCATION: The Southwest corner of theoretical N.W. 137 Avenue & theoretical N.W. 12 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.25± Acres

GU (Interim)
IU-C (Industry – Conditional)

APPLICANTS: VALENTIN CASTRO & MARIBEL LACAYO

- (1) Applicant is requesting approval to permit a duplex with a rear setback varying from 18.42' to 20.7' from the rear (north) property line. (The underlying zoning district regulations require 25'.)
- (2) Applicant is requesting approval to permit a duplex with a front setback varying from 21.3' to 21.85' from the front (south) property line. (The underlying zoning district regulations require 25'.)
- (3) Applicant is requesting approval to permit a duplex with a lot coverage of 46%. (The underlying zoning district regulations allow a maximum of 30% lot coverage.)
- (4) Applicant is requesting approval to permit a utility shed with a rear setback varying from .6' to 1.8' from the rear (north) property line. (The underlying zoning district regulations require 5')
- (5) Applicant is requesting approval to permit the utility shed to be spaced from the principal building 5.9' (The underlying zoning district regulations require 10').

Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "As Built Plans for Valentin Castro," as prepared by E. C. & Associates, Inc.," dated stamped received 8/6/02 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 17, Block 4 of CENTRAL HEIGHTS, Plat book 14, Page 22.

LOCATION: 9255-57 S.W. 37 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 141'

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 02-11-CZ10-3 (02-240)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: IMPERIAL TRADING CORP.

GU to BU-1A

SUBJECT PROPERTY: The west 200' of the east 640' of the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the north 40', in Section 16, Township 54 South, Range 39 East.

LOCATION: Approximately 400' west of S.W. 147 Avenue & south of S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.33 Acres

GU (Interim)
BU-1A (Business – Limited)